

AMERICAN  
FARM + RANCH



LAND | PROFESSIONAL SERVICES

OUR SERVICES:

- VALUATION
- CONSULTATION
- BROKERAGE

Results Realty | Results Land Co. | 21309 S. Willison Road, Haven, Kansas  
alan@resultsre.com | 316-250-4260 | ResultsRE.com





**Results Realty & Results Land Company**

**Front Page**

**156.73 Acres in SW4 24-26-09W  
Reno County**

**Results Realty & Results Land Co**

**Limited Liability Company**





## **Results Realty & Results Land Company**

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## Results Realty & Results Land Company

### Tract Information

156.73 acres in SW4 24-26-09W- Tillable, Native grass and Timber-Minerals included

See PRC, 156, and AcreValue Maps for websoil analysis, flood plain

156 EZE is also included in information binder along with FSA and AcreValue Mapping of all subjects

**FSA BASES & YIELDS:** Please see 156EZE and mapping enclosed

**SOIL TYPE:** Web Soil Survey Enclosed

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## Results Realty & Results Land Company

### Notice To Buyer

The information included herewith is a summary of information available from several sources, most of which have not been independently verified. The sources from which the information was gathered are believed to be reliable; however, all information contained within this package is subject to verification by all parties relying on it. No representations or warranties expressed or implied, as to the accuracy or completeness of the information in this and other advertising materials shall be deemed made, and no legal commitment or obligation shall arise, by reason of this package or its contents.

This summary has been provided for the use of prospective bidders. Buyer must rely on his/her own information, inspection, review of public records and own determination to bid, consulting whatever advisors he/she may feel appropriate.

The property described is being sold in **"AS-IS, WHERE-IS, WITH ALL FAULTS"** condition. Neither Results Realty/Results Land Co, the seller, nor their respective agents make any express or implied warranties of any kind. This listing may be withdrawn and/or modified without notice at any time.

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Results Realty & Results Land Co

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1 field, 157 acres in Reno County, KS

TOWNSHIP/SECTION 26S 9W – 24

COUNTY AVG(\$/AC.)

N/A

AVG NCCPI

55.1


COUNTY AVG

48.3

**ECONOMIC ATTRIBUTES**  
Reno County is a high tax county.  
This land is in a low livestock demand area.

**PHYSICAL ATTRIBUTES**  
Annual Precipitation: 30.48 inches  
Annual GDD: 3,825

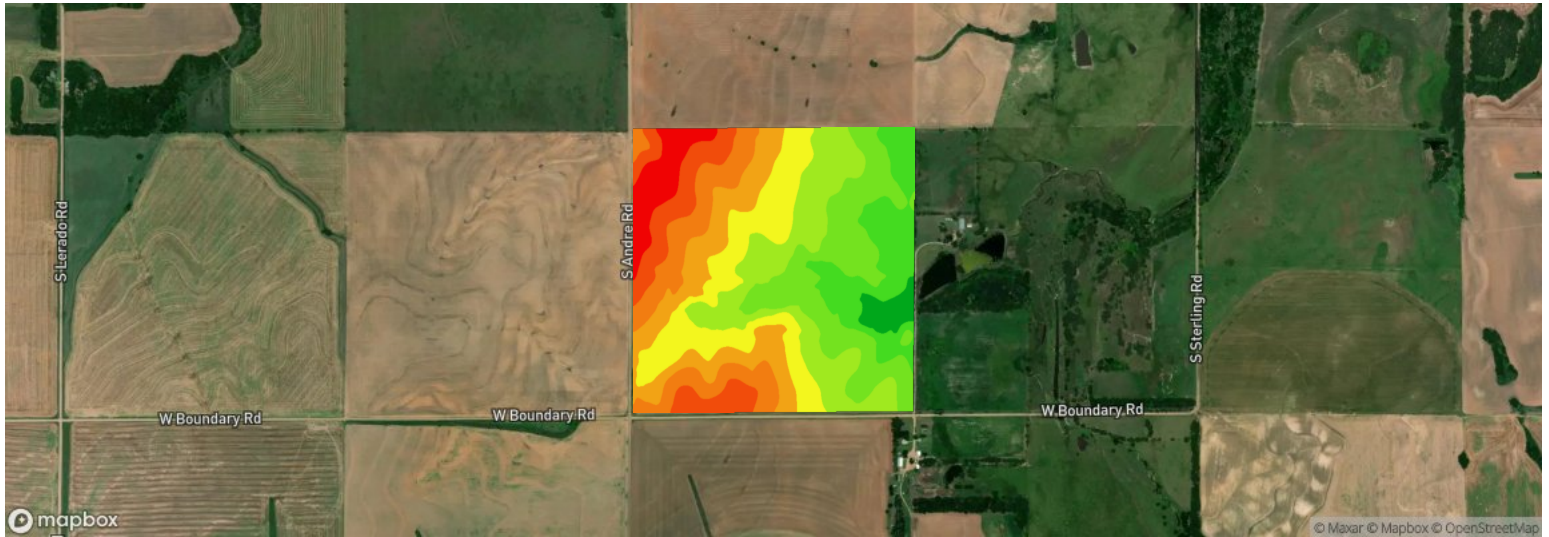
**LAND USE**  
Land Use: Cropland, Non-Cropland, Grass/Pasture

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2023 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
1		156.64	37.76534 -98.25971	2.33%	33% Oats, 22% Sorghum, 14% Grass/Pasture, 8% Triticale, 6% Forest, 6% Soybeans, 5% Rye, 4% Winter Wheat, 3% Other	55.1	\$3,139	N/A



1 field, 157 acres in Reno County, KS

TOWNSHIP/SECTION 26S 9W - 24












All fields

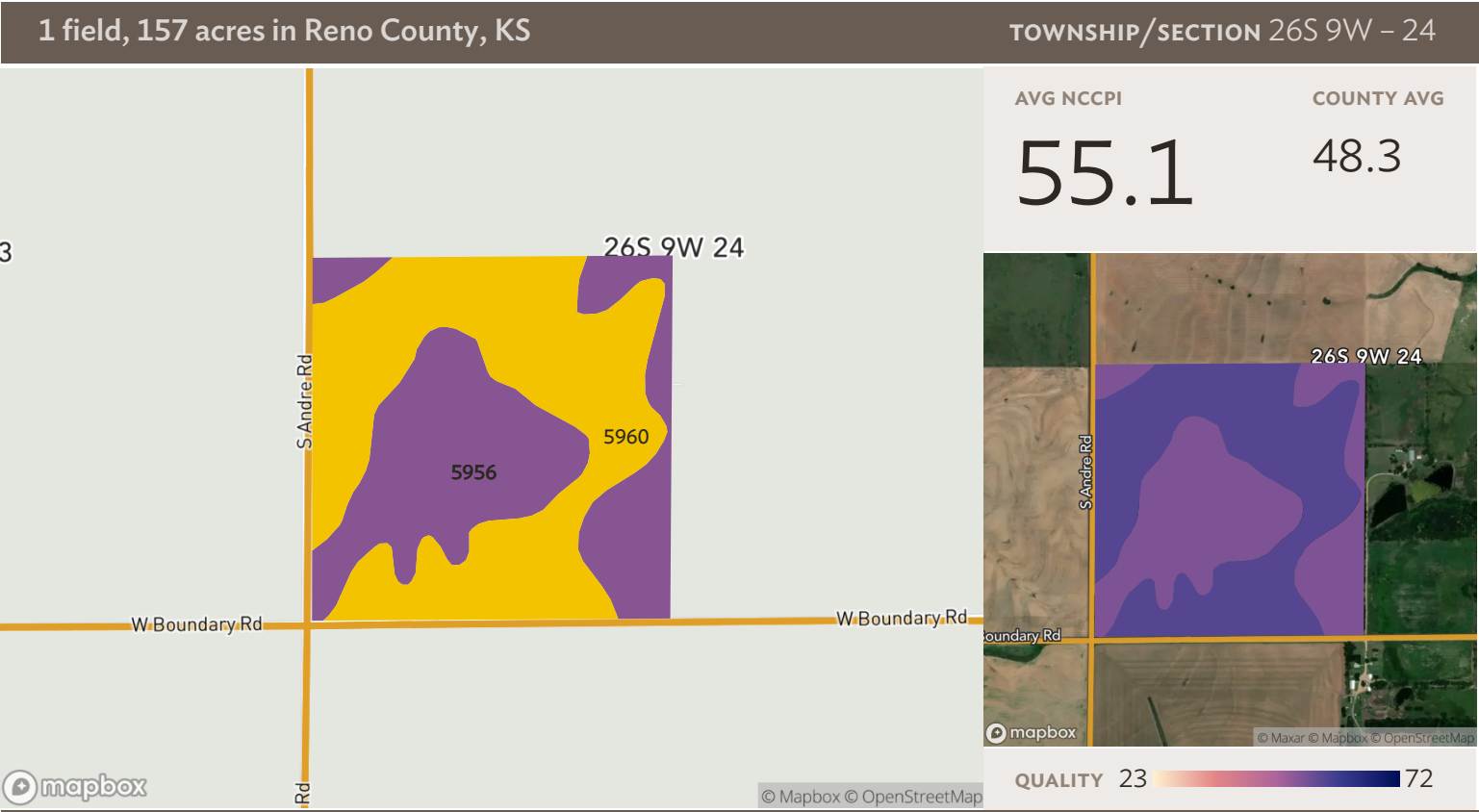
157 ac.

Avg. Elevation

1,661.89 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	1,679.90 ft - 1,684.86 ft	7.88	5.03%
	1,674.94 ft - 1,679.90 ft	13.24	8.45%
	1,669.98 ft - 1,674.94 ft	17.28	11.03%
	1,665.02 ft - 1,669.98 ft	20.22	12.91%
	1,660.07 ft - 1,665.02 ft	24.25	15.48%
	1,655.11 ft - 1,660.07 ft	25.74	16.43%
	1,650.15 ft - 1,655.11 ft	26.63	17.0%
	1,645.19 ft - 1,650.15 ft	17.84	11.39%
	1,640.23 ft - 1,645.19 ft	3.57	2.28%





Source: NRCS Soil Survey

# Field 1

157 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	87.67	56.0%	2	56.9
5956	Shellabarger sandy loam, 1 to 3 percent slopes	68.97	44.0%	2	52.7
156.64					55.1



1 field, 157 acres in Reno County, KS

TOWNSHIP/SECTION 26S 9W – 24



Legend

- SPECIAL FLOOD HAZARD AREAS

High flood risk

Without Base Flood Elevation (BFE)  
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Colorado River Floodway, Area of Special Consideration, Density Fringe Area
- OTHER AREAS OF FLOOD HAZARD

Moderate flood risk

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Areas with Reduced Flood Risk due to Levee Zone X

Areas with Flood Risk due to Levee Zone D
- OTHER AREAS

Area of Minimal Flood Hazard Zone X

Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**\* HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

Field 1

157 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div><div></div>X</div>	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	156.64	100.0%
			156.64	



1 field, 157 acres in Reno County, KS










TOWNSHIP/SECTION 26S 9W – 24

## Field 1

157 ac.



2023 2022 2021 2020 2019

 Sorghum	21.8%	35.8%	5.6%	1.5%	0.4%
 Oats	33.2%	–	–	–	57.7%
 Grass/Pasture	14.0%	14.7%	15.0%	18.1%	15.6%
 Triticale	7.5%	19.1%	40.1%	0.4%	–
 Rye	5.0%	2.1%	18.1%	55.9%	0.1%
 Soybeans	5.7%	12.5%	3.5%	0.3%	1.4%
 Winter Wheat	4.2%	7.2%	7.4%	9.1%	16.0%
 Forest	5.8%	5.3%	5.4%	5.7%	5.5%
 Other	2.7%	3.3%	5.0%	8.9%	3.3%

Source: NASS Cropland Data Layer - All Images from 2023





1 field, 157 acres in Reno County, KS

TOWNSHIP/SECTION 26S 9W - 24

## Reno County, KS

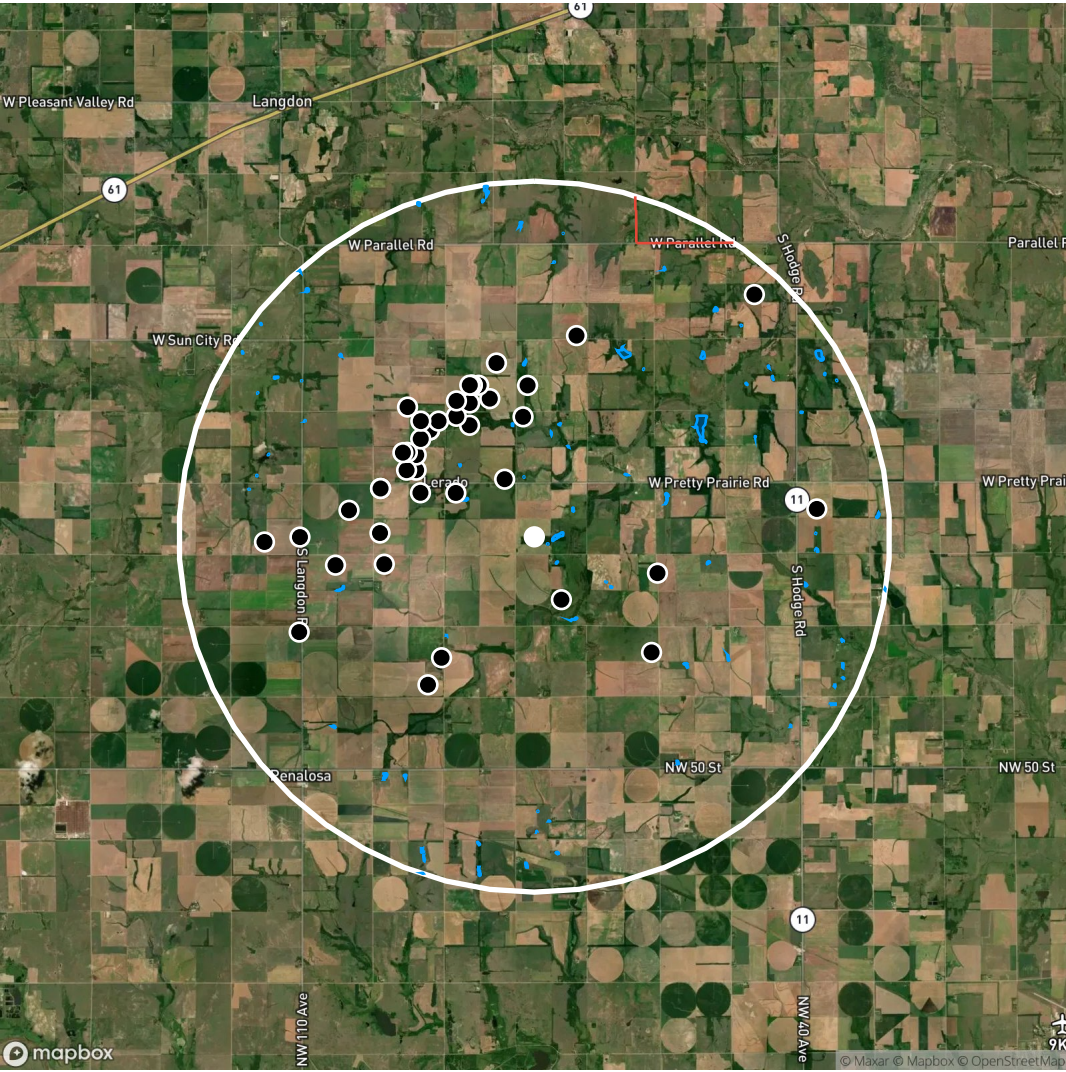
FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION	
1		156.64	1,854.34	12,258.00	26S 9W - 24 APN: 3462400000004000	TILTON, IMOGENE (09/30/2021)	1959 YUCCA DR DOUGLAS, WY 82633	BELL TOWNSHIP, S24, T26, R09W, ACRES 156.73, SW1/4 LESS RD ROW





1 field, 157 acres in Reno County, KS

TOWNSHIP/SECTION 26S 9W - 24



Field 1 - 156.64 acres

Legend

- Field Location
- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Organic Farm
- Oil Pipeline
- Transmission Line
- Recreational Trail
- Park/Protected Area
- Water Body

Showing features within a 5.0 mile radius of the field location.

FEATURE TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Oil/Gas Well	43	0.91
Transmission Line	1	4.38
Water Bodies	86	0.2

# Reno County, KS

## Summary

Parcel ID	3462400000004000
Quick Ref ID	R35181
Property Address	S ANDRE RD LANGDON, KS 67583
Brief Tax Description	BELL TOWNSHIP, S24, T26, R09W, ACRES 156.73, SW1/4 LESS RD ROW (Note: Not to be used on legal documents)
Taxing Unit Group	338
Lot Size (SF)	N/A
Acreage	156.73
Property Class	Agricultural Use
Zoning	N/A
Lot Block Subdivision	- - - BELL TOWNSHIP
S-T-R	24-26-09W
Deed Book & Page	24PR - 144;
Neighborhood	801

## Owner

Primary Owner  
[Thorsell, Sally A & Tilton, Mark L](#)  
1959 Yucca Dr  
Douglas, WY 82633

## Ag Acreage

Details:							Summary:	
Ag Type	Ag Acres	Ag Soil	Non-irrigated Base Rate	Non-irrigated Adjusted Rate	Irrigated Base Rate	Irrigated Adjusted Rate	Total Value	
DR	43.63	5956	236	236	0	0	10300	Dry Land Acres 126.37
DR	82.74	5960	275	275	0	0	22750	Irrigated Acres 30.36
NG	25.34	5956	30	30	0	0	760	Native Grass Acres
NG	5.02	5960	30	30	0	0	150	Tame Grass Acres 156.73
								Total Ag Acres 33960.00
								Total Ag Value

## Valuation

2024 Appraised Value				2023 Appraised Value			
Class	Land	Building	Total	Class	Land	Building	Total
A	\$36,500	\$0	\$36,500	A	\$40,860	\$0	\$40,860
Total	\$36,500	\$0	\$36,500	Total	\$40,860	\$0	\$40,860

## Historical Valuations

2022 Appraised Value				2021 Appraised Value			
Class	Land	Building	Total	Class	Land	Building	Total
A	\$43,290	\$0	\$43,290	A	\$43,560	\$0	\$43,560
Total	\$43,290	\$0	\$43,290	Total	\$43,560	\$0	\$43,560

No data available for the following modules: Market Land Info, Residential Information, Mobile Home Information, Commercial Information, Other Buildings, Other Building Components, Building Permits, Photos, Sketches.

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Contact Us





# Reno County, KS

## Summary

Tax ID	THOR00053
Tax Year	2024
Name	THORSELL, SALLY A
Property Address	00000 S ANDRE
Sec-Twp-Rng	24--2-09
Description	
Parcel ID/Cama	3462400000004000
Parcel Classes	RL
Tax Unit	338

## Tax History

Tax Year	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	DIq
2024	\$0	0.000	\$0.00	\$0.00	\$1,743.52	\$1,743.52	N
2024	\$0	0.000	\$0.00	\$3.92	\$7.84	\$7.84	N
2023	\$0	0.000	\$0.00	\$0.00	\$7.84	\$7.84	N
2023	\$0	0.000	\$0.00	\$0.00	\$1,846.50	\$1,846.50	N
2022	\$0	0.000	\$0.00	\$0.00	\$7.84	\$7.84	N
2022	\$0	0.000	\$0.00	\$0.00	\$1,988.26	\$1,988.26	N
2021	\$0	0.000	\$0.00	\$0.00	\$7.84	\$7.84	N
2021	\$0	0.000	\$0.00	\$0.00	\$2,030.36	\$2,030.36	N
2020	\$0	0.000	\$0.00	\$0.00	\$7.84	\$7.84	N
2020	\$0	0.000	\$0.00	\$0.00	\$2,014.38	\$2,014.38	N
2019	\$0	0.000	\$0.00	\$0.00	\$7.84	\$7.84	N
2019	\$0	0.000	\$0.00	\$0.00	\$1,972.98	\$1,972.98	N
2018	\$0	0.000	\$0.00	\$0.00	\$7.84	\$7.84	N
2018	\$0	0.000	\$0.00	\$0.00	\$1,989.50	\$1,989.50	N
2017	\$0	0.000	\$0.00	\$0.00	\$7.84	\$7.84	N
2017	\$0	0.000	\$0.00	\$0.00	\$1,936.68	\$1,936.68	N
2016	\$0	0.000	\$0.00	\$0.00	\$7.84	\$7.84	N
2016	\$0	0.000	\$0.00	\$0.00	\$1,718.22	\$1,718.22	N
2015	\$0	0.000	\$0.00	\$0.00	\$7.85	\$7.85	N
2015	\$0	0.000	\$0.00	\$0.00	\$1,486.68	\$1,486.68	N
2014	\$0	0.000	\$0.00	\$0.00	\$7.85	\$7.85	N
2014	\$0	0.000	\$0.00	\$0.00	\$1,363.74	\$1,363.74	N
2013	\$0	0.000	\$0.00	\$0.00	\$7.85	\$7.85	N
2013	\$0	0.000	\$0.00	\$0.00	\$1,287.84	\$1,287.84	N
2012	\$0	0.000	\$0.00	\$0.00	\$7.85	\$7.85	N
2012	\$0	0.000	\$0.00	\$0.00	\$1,230.96	\$1,230.96	N
2011	\$0	0.000	\$0.00	\$0.00	\$7.85	\$7.85	N
2011	\$0	0.000	\$0.00	\$0.00	\$1,172.14	\$1,172.14	N
2010	\$0	0.000	\$0.00	\$0.00	\$1,158.34	\$1,158.34	N
2010	\$0	0.000	\$0.00	\$3.92	\$7.85	\$7.85	N
2009	\$0	0.000	\$0.00	\$0.00	\$1,118.95	\$1,118.95	N
2009	\$0	0.000	\$0.00	\$3.93	\$7.85	\$7.85	N
2008	\$0	0.000	\$0.00	\$0.00	\$1,127.01	\$1,127.01	N
2008	\$0	0.000	\$0.00	\$3.92	\$7.85	\$7.85	N
2007	\$0	0.000	\$0.00	\$0.00	\$1,091.85	\$1,091.85	N
2007	\$0	0.000	\$0.00	\$3.92	\$7.85	\$7.85	N
2006	\$0	0.000	\$0.00	\$0.00	\$1,046.32	\$1,046.32	N
2005	\$0	0.000	\$0.00	\$0.00	\$1,019.60	\$1,019.60	N
2004	\$0	0.000	\$0.00	\$0.00	\$962.02	\$962.02	N
2003	\$0	0.000	\$0.00	\$0.00	\$854.56	\$854.56	N
2002	\$0	0.000	\$0.00	\$0.00	\$844.66	\$844.66	N
2001	\$0	0.000	\$0.00	\$0.00	\$747.82	\$747.82	N
2000	\$0	0.000	\$0.00	\$0.00	\$741.70	\$741.70	N
1999	\$0	0.000	\$0.00	\$0.00	\$670.00	\$670.00	N
1998	\$0	0.000	\$0.00	\$0.00	\$612.66	\$612.66	N
1997	\$0	0.000	\$0.00	\$0.00	\$628.00	\$628.00	N

KANSAS  
RENO

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 17900

Prepared : 2/11/25 9:11 AM CST

Crop Year : 2025

Operator Name : STAUFFER FARMS PARTNERSHIP  
CRP Contract Number(s) : None  
Recon ID : 20-155-2022-25  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
250.62	195.00	195.00	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	195.00	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, SORGH

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	159.10	0.00	29	0
Grain Sorghum	33.10	0.00	46	0
<b>TOTAL</b>	<b>192.20</b>	<b>0.00</b>		

NOTES

Tract Number : 1325

Description : N-7;1-B;SW1/4 24-26-9  
FSA Physical Location : KANSAS/RENO  
ANSI Physical Location : KANSAS/RENO  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : IMOGENE TILTON TRUST  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.01	130.95	130.95	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 1325 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	130.95	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	115.70	0.00	29
Grain Sorghum	12.60	0.00	46
<b>TOTAL</b>	<b>128.30</b>	<b>0.00</b>	

NOTES

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Tract Number : 31665

Description : MIDDLE 97 AC IN NE 1/4 35-26-9  
FSA Physical Location : KANSAS/RENO  
ANSI Physical Location : KANSAS/RENO  
BIA Unit Range Number :  
HEL Status : HEL determinations not completed for all fields on the tract  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : IMOGENE TILTON TRUST  
Other Producers : None  
Recon ID : 20-155-2007-266

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
92.61	64.05	64.05	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	64.05	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	43.40	0.00	29
Grain Sorghum	20.50	0.00	46
<b>TOTAL</b>	<b>63.90</b>	<b>0.00</b>	

NOTES

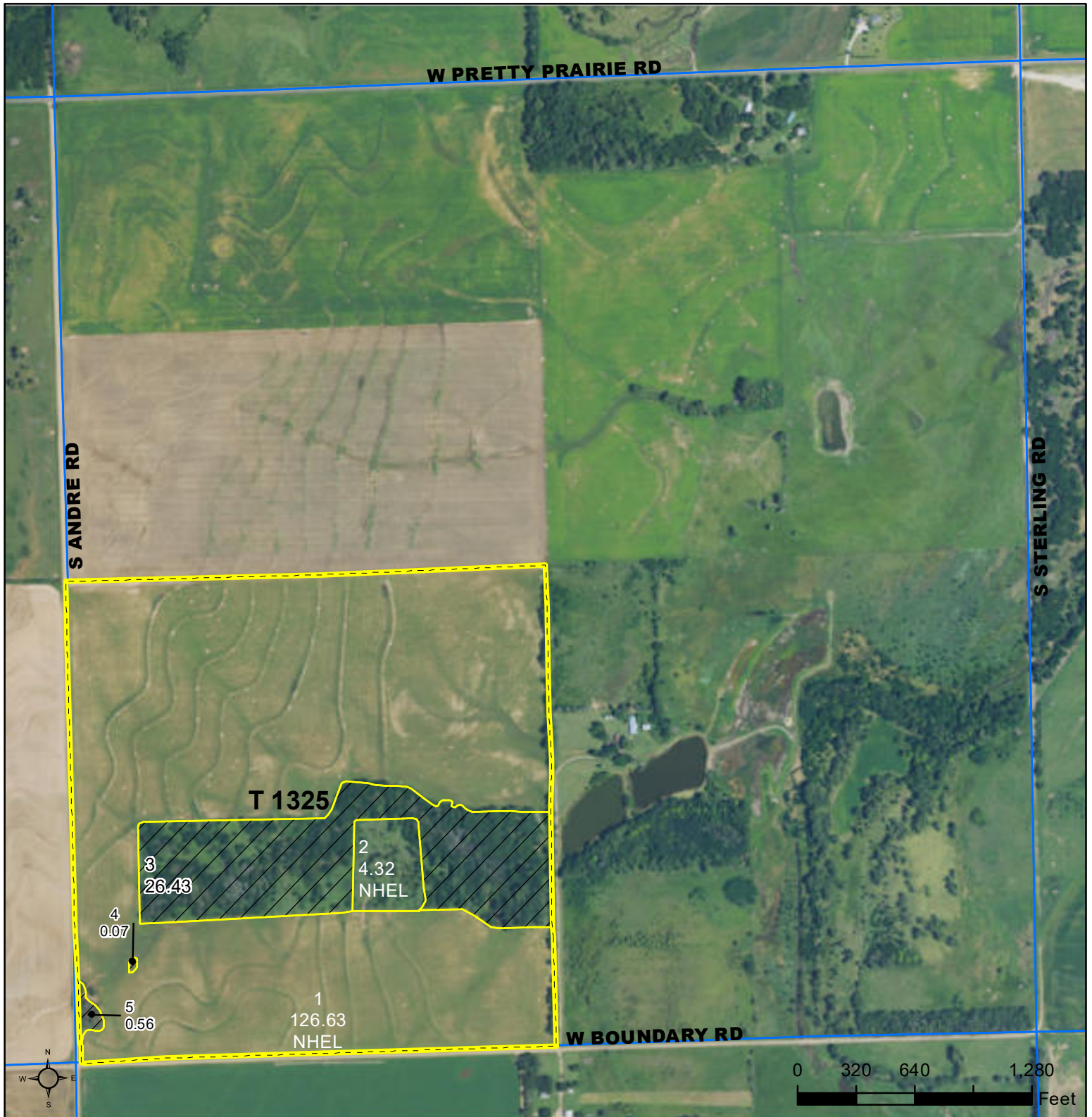
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United States  
Department of  
Agriculture

## Reno County, Kansas



### Common Land Unit

- Non-Cropland
- Cropland

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

- Tract Boundary
- PLSS

Unless noted on field:

- |                             |                                |
|-----------------------------|--------------------------------|
| 1/ All Wheat HRW, NI, GR    | 6/ Grass SMO, NI, FG           |
| 2/ All Sorghum GRS, NI, GR  | 7/ Alfalfa, NI, FG             |
| 3/ All Corn YEL, NI GR      | 8/ Sorghum Forage Cane, NI, FG |
| 4/ All Soybeans COM, NI, GR | 9/ Cotton, Upland, NI, GR      |
| 5/ Grass NAG, NI, GZ        | 10/ Grass NAG, NI, LS          |

Tract Cropland Total: 130.95 acres

2025 Program Year

Map Created October 11, 2024

Farm 17900

Tract 1325

24-26-9

Displayed over 2023 NAIP

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